

2016-040
Joseph Ingram/Marcus Jones/
Magnolia Investors, LLC/Jack Thompson/
Allen Headrick
District No. 2

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS
PERMIT FOR A RESIDENTIAL PLANNED UNIT
DEVELOPMENT FOR PROPERTIES LOCATED AT 604 AND
638 SAMOYED TRAIL, 1038 MERONEY STREET, 1400
HAMILTON AVENUE, AND UNNUMBERED WERT STREET.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,
TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential
Planned Unit Development for properties located at 604 and 638 Samoyed Trail, 1038 Meroney
Street, 1400 Hamilton Avenue, and unnumbered Wert Street, more particularly described in the
attached maps:

Lot 1, Marcus Jones Subdivision, Plat Book 97, Page 5, ROHC, Deed Book 10170, Page 27, ROHC, parts of Lots 13 thru 17, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, Deed Book Deed Book 10333, Page 814, ROHC, Part of Lot 46, Corrective Plat of Revised Plan of Lots 1 thru 40 and 42 thru 46, Riverdale, Plat Book 40, Page 19, ROHC, beginning at its southeast corner thence northeast 434.09 feet to its northeast corner thence southwest 169.57 along its north property line to a point, thence southwest some 387 feet to a point in the south line of said lot, thence 114.74 feet southeast to the southeast corner of said lot being the point of beginning, being part of the property being described in Deed Book 10507, Page 9, and part of an unplatted tract of land being the property described in Deed Book 10471, Page 479, ROHC excluding therefrom that portion to be deeded as part of a land swap to an adjoining property owner in exchange for a portion of Tax Map 126L-C-003 being part of the property described in Deed Book 9212, Page 456, ROHC both of which portions are shown in the Survey for Marcus Jones, Drawing 15045 dated July 27, 2015 by Ingram, Gore and Associates. Also included is a part of tax parcel 126L-C-031 described in the revised PUD plan, page 2 of submitted site plan numbered 15044 and dated 1/21/16. Tax Map Nos. 126M-G-001 and 126L-C-014.01, parts of 126L-C-003 and 004, and part of 126L-C-031.

ADOPTED: _____, 2016

/mem

2016-040 City of Chattanooga
March 14, 2016

RESOLUTION

WHEREAS, Joseph Ingram/Marcus Jones/Magnolia Investors, LLC/Jack Thompson and Allen Headrick petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential Planned Unit Development of properties at 604 & 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue & unnumbered Wert Street.

Lot 1, Marcus Jones Subdivision, Plat Book 97, Page 5, ROHC, Deed Book 10170, Page 27, ROHC, parts of Lots 13 thru 17, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, Deed Book Deed Book 10333, Page 814, ROHC, Part of Lot 46, Corrective Plat of Revised Plan of Lots 1 thru 40 and 42 thru 46, Riverdale, Plat Book 40, Page 19, ROHC, beginning at its southeast corner thence northeast 434.09 feet to its northeast corner thence southwest 169.57 along its north property line to a point, thence southwest some 387 feet to a point in the south line of said lot, thence 114.74 feet southeast to the southeast corner of said lot being the point of beginning, being part of the property being described in Deed Book 10507, Page 9, and part of an unplatted tract of land being the property described in Deed Book 10471, Page 479, ROHC excluding therefrom that portion to be deeded as part of a land swap to an adjoining property owner in exchange for a portion of Tax Map 126L-C-003 being part of the property described in Deed Book 9212, Page 456, ROHC both of which portions are shown in the Survey for Marcus Jones, Drawing 15045 dated July 27, 2015 by Ingram, Gore and Associates. Also included is a part of tax parcel 126L-C-031 described in the revised PUD plan, page 2 of submitted site plan numbered 15044 and dated 1/21/16. Tax Map 126M-G-001 and 126L-C-014.01, parts of 126L-C-003 and 004, and part of 126L-C-031 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 14, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is supported by the recommendations in the Hill City-Northside Plan based on increasing the lot sizes to 5,000 square single-family lots.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 14, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2016-040

PC Meeting Date: 03-14-16

Applicant Request**Expansion and replacement of existing Residential Planned Unit Development**

Property Location:	604 & 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue & unnumbered Wert Street
Property Owner:	Jack Thompson and Allen Headrick
Applicant:	Joseph Ingram

Project Description

- Proposal: Develop 6.7-acre site with 28 single-family detached dwellings.
- Proposed Access: Main entrance on Meroney Street.
- Proposed Development Form: 2-story single-family detached dwellings on small lots along the ridgeline. The road utilizes an easement on an adjacent property as a portion of this project's entrance road.
- Proposed Density: Approximately 4.2 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 5.8-acre site is located at the end of Meroney Street on a ridgeline between Dallas Road to the east and Hamilton Avenue to the west.
- Current Access: Meroney Street.
- Current Development form: There is a two story multi-family structure and a few two-story and one-story single family structures along Meroney Street. The parking is located in front of the structure and to the side and rear of structures.
- Current Land Uses: A high school (Center for the Creative Arts) is located on the adjacent property to the north. Adjacent properties to the west are vacant. There is a single-family home and vacant land to the east. A single small-scale apartment building is adjacent to the site on the south end (at the end of Meroney Street).
- Current Density: The multi-family structure to the south on Meroney Street is approximately 8.9 units per acre. The other single family residences along Meroney Street average approximately 5.9 units per acre.

Zoning History

- The site is currently zoned R-1 Residential with the majority of the site (5.8 acres) included in an existing Planned Unit Development (Resolution #28451).
- The Planned Unit Development was approved by City Council in 2015. (Resolution #28451).
- The property to the north is zoned R-2 Residential and R-3 Residential. The property to the east is zoned R-1 Residential with a Planned Unit Development Plan that was approved in 2013 (Resolution #27748). The adjacent property to the south is zoned R-3 Residential. The properties to the west are zoned R-1 Residential and R-3 Residential.

Plans/Policies/Regulations

- The Hill City-Northside Plan (adopted by City Council in 2003) recommends Urban Single Family and Resource Conservation for this site. Urban Single Family is intended for detached single family dwellings with lot sizes as small as 5,000 square feet. Resource Conservation is a classification for sites with environmental and/or safety constraints, such as steep slopes, sensitive habitats, wetlands, creeks and floodways. The Plan recommends that sites with such constraints be developed as residential and be constructed to minimize degradation of the natural features.
- A Planned Unit Development (PUD) allows any residential type (single-family homes, duplexes, townhouse, apartments, etc.).

PLANNING COMMISSION CASE REPORT

- An R-1 Planned Unit Development has a maximum residential density of 5 dwelling units per acre.
- A Planned Unit Development (PUD) allows private roads if the roads are built to City of Chattanooga road standards.

Key Findings

- The proposal is supported by the recommendations of the Hill City-Northside Plan based on increasing the lots sizes to 5,000 square single-family lots.
- The proposal is supported by the recommendations of the Hill City-Northside Plan based on the proposed residential development in Resource Conservation recommendation for this site.
- The proposed single-family residential use is compatible with surrounding uses.
- The proposal is not consistent with the development form of the area.
- The proposed residential density reduces the previous density from 5 dwelling units per acre to 4.2 dwelling units per acre. This density is more compatible with the surrounding densities.

Staff Recommendation

Approve.

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER:	2016-040		Date Submitted: 1-25-2016	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)				
1 Applicant Request				
PUD SEP	PUD Name: Magnolia One			
	Acres: 6.7	Density: 4.18	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional
2 Property Information				
Property Address:	604 & 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue & unnumbered Wert Street			
Property Tax Map Number(s):	126L-C-003, 004, 014.01, 031 & 126M-G-001			
3 Proposed Development				
Reason for Request and/or Proposed Use:	Single Family Residential, & to expand the existing PUD to create a new PUD			
4 Site Characteristics				
Current Zoning:	R-1 PUD & R-1			
Current Use:	Single Family & Vacant			
Adjacent Uses:	R-3 & R-1 PUD			
5 Applicant Information				
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.				
Name: Joseph Ingram		Address: 115 South Lovell Avenue		
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner		
City: Chattanooga	State: TN	Zip Code: 37411	Email: joseph@ingramgore.com	
Phone 1: 423-774-7177	Phone 2:	Phone 3:	Fax: 423-490-8672	
6 Property Owner Information (if not applicant)				
Name: See Attached		Phone:		
Address:				
Office Use Only:				
Planning District: 1NS		Neighborhood: CNAC, North Shore, Hill City		
Hamilton Co. Comm. District: 6		Chatt. Council District: 2		Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:		
Checklist				
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 6.7	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable	
Deed Book(s): 10170-27, 10471-479, 10333-814, 9212-456, 10507-009				
Plat Book/Page: 97-5, 2-7		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/> Filing Fee: 400.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 1142	
Planning Commission meeting date: 3-14-2016		Application processed by: M Parker & P Dodd		



2016-040 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-040: Approve



250 ft

Chattanooga Hamilton County Regional Planning Agency





2016-040 Special Exceptions Permit for a Residential PUD



250 ft

Chattanooga Hamilton County Regional Planning Agency



LOCATION MAP

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2016-023 Wanda Threat. 6420 Shallowford Road, from R-1 Residential Zone to C-5 Neighborhood Commercial Zone.

2016-024 Belle Investment Company, Third Street Partners, and Jimmy & Molly Seal. 1028 and 1042 East 3rd Street and 1039, 1043, and 1047 East 4th Street, from R-4 Special Zone to C-3 Convenience Commercial Zone, subject to certain conditions.

2016-031 Silverdale Baptist Church, Inc. Part of a property located at 2916 Silverdale Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

2016-035 Miller Industries Towing Equipment, Inc./Amon A.C. and Doris York. 8534 Ooltewah-Harrison Road and 5226 and 5242 Tracie Lane, from R-1 Residential Zone to M-1 Manufacturing Zone.

2016-036 ALC Holdings, LLC. 1605 and 1691 West 39th Street, 109 Old Mountain Road, and 1690 Silvels Lane, from R-1 Residential Zone, R-2 Residential Zone, and UGC Urban General Commercial Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

2016-042 Field, LLC, Gabe Thomas/John and Jennifer Langworthy. 721, 725, and 729 North Market Street, 14, 16, 18, and 20 Peak Street, and 718 Spears Avenue, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be approved for C-5 Neighborhood Commercial Zone and denied for the M-2 Light Industrial Zone:

2016-037 Eric Emery/Tammy Cagle, Greg Brock, and Norma Mahaffey. 5116 and 5120 Highway 58.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit for a Residential Planning Unit Development be approved:

2016-040 Joseph Ingram/Marcus Jones/Magnolia Investors, LLC/Jack Thompson and Allen Headrick. 604 and 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue, and unnumbered Wert Street.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that Condition No. 2 be amended from Ordinance No. 12841 of Previous Case No. 2014-046 regarding Signage Replacement and Design Restrictions for 2016-033 Wallace Braud on property located at 1349 Gunbarrel Road.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

April 12, 2016

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2016.

Nicole Gwyn
Clerk to the City Council